

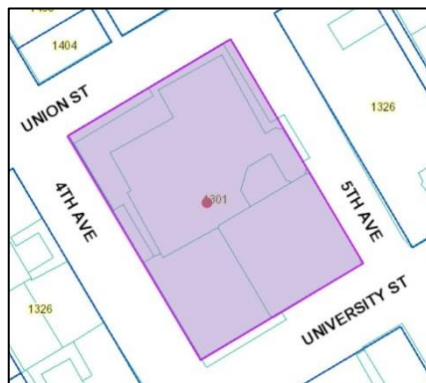


INITIAL RECOMMENDATION OF THE DOWNTOWN DESIGN REVIEW BOARD

Project Number:	3017644
Address:	1301 Fifth Avenue
Applicant:	Cindy Edens, Wright Runstad and Co.
Date of Meeting:	Tuesday, May 05, 2015
Board Members Present:	Mathew Albores Kathryn Armstrong (substitute) Anjali Grant Peter Krech (substitute) Alan McWain
Board Members Absent:	Murphy McCullough (recused) Gundula Proksch
DPD Staff Present:	Bruce P. Rips

SITE & VICINITY

Site Zone: Downtown Office Commercial One with Unlimited and 450' heights (DOC1 U/450/U) depending upon use.



Nearby Zones: The DOC1 zone extends southward to Jefferson St., east to I-5 and west to the alley between 1st and 2nd Avenues. North of Union St. the zoning shifts to Downtown Residential Commercial (DRC) with 85 to 150' height limits depending upon use.

Lot Area: The subject totals 83,980 square feet. The Metropolitan Tract upon which the site partially occupies totals 208,574 square feet. The site's 24 foot declension begins at a high point at the corner of 5th Ave and University St to a nadir at the opposite corner on 4th Ave and Union St.

Current Development: Development on the block includes the 31-story Rainier Tower (circa 1977) and Rainier Square, a small shopping center with retail uses, restaurants and an atrium.

Surrounding Development and Neighborhood Character: The project site lies within the Metropolitan Tract, an eleven acre area primarily located in a rectangle formed by Seneca St, Third Ave, Union St. and Sixth Ave owned by the University of Washington. Development within the Tract includes the Skinner Building (Fifth Ave Theater), the IBM Building, the Fairmont Olympic Hotel and the Olympic Garage, the Cobb Building, Puget Sound Plaza Building and 1411 Fourth Ave Building. Other significant buildings and uses in the area include the Great Northern Building (housing the Men's Wearhouse) and Chase Bank to the north of the site; the Hilton Hotel Plymouth Congregational Church to the east; and Benaroya Hall to the west.

Access: Union and University Streets, Fourth and Fifth Avenues. An underground tunnel extends from Rainier Square across Fifth and Sixth Avenues to One Union Square.

Environmentally Critical Areas: The site does not possess a mapped environmental critical area.

PROJECT DESCRIPTION: The applicant proposes a 54-story structure with first floor retail beneath 750,000 square feet of office use and 222 residential units. The project would have a separate 15-story hotel with 200 rooms along Fourth Ave. Parking for 1,200 vehicles would be provided below grade. The existing Rainier Tower remains.

DESIGN DEVELOPMENT

The applicant provided three design concepts with roughly similar building programs. Alternative #1 illustrates a low retail plinth along the edges of the site not occupied by Rainier Tower. Flanking Union St., a narrow tower rising 680 feet above the base, houses offices in the lower two-thirds of the structure and a hotel in the upper floors. The tower's narrow sides border 4th and 5th Avenues. A smaller residential tower containing residential units extends along 4th Avenue beginning at the site's southwest corner. In plan, the two towers form an "L" wrapped around the existing Rainier Tower. The taller of the towers, which exceeds the height of the 31-story Rainier Tower, would have a stepped profile at the upper levels of the north and south elevations.

The second alternative, a considerably less conventional tower, again wraps around two sides of the Rainier Tower leaving one continuous building above a glazed winter garden containing amenity and retail spaces. Each programmatic element has a distinct volumetric treatment within the composition, as if the structure resembled a three dimensional puzzle. The office portion in plan wraps the site in an "L" shape. Its greatest height occupies the 5th Ave and Union St. corner then drops in height as it wraps the 4th Ave and Union corner and extends along 4th. At this same corner, the residential element, which appears embedded into the office tower, forms a volumetric cube that projects out away from the two major office facades. Rising above

the residential portion, the hotel caps the 4th and Union corner. The major uses are expressed individually as separate components by interstitial spaces comprising amenity areas. The lower heights proposed for the west edge of the block preserve Puget Sound views for much of the Rainier Tower.

Similar to the first option, the third scheme has two separate towers of disparate heights. The larger tower reaches 800 feet, second in height to the Columbia Tower. An eleven story base extends from Fourth to Fifth Avenue along Union St. Above the base, the structure tapers or stair steps upward, inversely echoing the curves forming the Rainier Tower podium. At mid-height, the tapering ceases and gives way to a rectangular shaft, square in plan, which ends in a flat roof. This tower contains offices in the lower two-thirds and residences above the office use. A separate structure, a hotel, sits due west of the Rainier Tower and rises no higher than the 11-story opaque plinth of its neighbor. In all of the scenarios a new, below-grade garage burrows beneath a one to two-story retail plinth. Ingress into the garage occurs from Union St. with egress on University St.

At the second EDG meeting, the development team presented its response to the Board's earlier guidance. Much of this included a more elaborate rationale for the arrangement of the massing. The shift of the hotel away from University St. represented the major change from the original applicant preferred scheme. Another change included a new carve-out at the southeast corner of the proposed tower.

By the Recommendation meeting, the applicant had refined much of the concepts put forward at the 2nd EDG meeting. The meeting booklet illustrated an analysis of setbacks on Fifth Ave to explore view opportunities to Rainier Tower. The booklet also presented several design studies for the large curvature (or scoop) forming the mid-portion of the east elevation. The booklet outlined the series of departure requests.

INFORMATION

The packet includes materials presented at the meeting and is available online by entering the project number at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

At the Recommendation meeting, seven members of the public affixed their names to the meeting sign-in sheet. Speakers raised the following issues:

- The applicant fails to consider the project's impact on traffic and the pedestrian experience.
- The departure requests mostly fall short. Reject the following requests: to provide steeper parking garage ramps, to reduce the size of the loading berths, to reduce the percentage of an active street front on three of the four streets.
- The proposed parking layout fails to show code compliance with the correct number of large parking stalls.
- The floor area ratio (FAR) as shown on p. 169 of the Recommendation booklet is misleading.
- This FAR calculation would avoid paying the correct amount of funds to the city's incentive zoning program. The application short changes the potential monetary contribution to help house the city's low-income population.
- The project distorts the massing and reduces the amount of landscaping available to the public.
- Several process questions were posed to the Board by one of the speakers. Did the Board members conduct site visits, is there a record of the visit? The same speaker asked the Board to review the discrepancy between the MUP drawings and the Recommendation packet; look at the FAR problems, and give careful consideration of the proposed hotel design.

DPD received several letters. The author of one letter suggested a taller building with a spire on top to accentuate the building's profile on the skyline. Other letters commented on DPD's technique of evaluating the floor area ration (FAR) and transportation impacts. Another letter encouraged the Design Review Board to better evaluate the departure requests in the EIS addendum.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

The priority Downtown guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

SITE PLANNING AND MASSING

A1 Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

Recommendation Meeting: The Board continued to question the use of the top edge of the Rainier Tower plinth as a datum line to determine where the proposed tower's dominant curve begins its upsweep. The curved portion of the proposed building mass disassociates itself from Rainier Tower because its height above the datum line fails to engage with the base of the existing tower. Beginning the swoop lower allows the opposing concave curves to form an interesting visual dialogue as they intersect one another from a perspective north or south of the two structures. The Board sees this change in the scoop as beneficial to the tower's proportions and will preserve much of the existing view to Rainier Tower. A setback along Fifth may not be needed if the geometry of the curve opens up the views to the tower.

EDG Meeting #2: The landscape concept plan provided, on one hand, a clearer spatial organization that began to address the Board's desire to provide the Rainier Tower base with breathing room and to respect its distinct, object-like presence. On the other hand, the position of the tower in relationship to Fifth Ave. did not increase the sight lines to the Rainier Tower base from the north as the Board had requested at the earlier meeting. The bulk of the office and retail portions of the proposed tower remained pressed to the Fifth Avenue property line. In response the Board asked the applicant to cut into or set back the Fifth Ave base to open views for the pedestrian from the north. The Board continued to assert that the applicant's reliance on the combination of the approximate 139 foot datum line (the top of the Rainier Tower base) and the lack of a setback at Fifth Ave. acts to close off views.

The Board was pleased with the shift of the hotel mass away from University Ave.

EDG Meeting #1: The composition of the three major massing elements (the Rainier Tower and the proposed structures) ought to appear as if communicating with one another. The additions to the block should be designed in a manner that would possess a strong relationship or "attitude" toward the tower's base. Consider a design of the new insertions into the block that would 1) express a clear spatial organization shaped by the base and the two new buildings and 2) provide sightlines to the tower's base from the north on Fifth Ave and from the west along University St. The Board noted the third scheme's reliance upon the horizontal datum line at 139 feet established by the top of the curved base in determining the beginning of the upward curve of the tower and the height of the hotel. The Board questioned the need for strictly adhering to it. The tiers of the proposed residential / office tower could commence just above the retail plinth allowing pedestrians to experience the tower's dramatic shape and opening views to Rainier Tower's curved podium.

A2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

Recommendation Meeting: The Board noted its general satisfaction with two significant elements of the building's upper reaches or shaft---the articulation of the three-story mechanical and amenity spaces separating the office and residential components and the building's upper cornice or parapet. The screen surrounding the roof top mechanical penthouses is composed of a series of glass and perforated metal panels echoing the vertical prismatic folds that adorn the building's elevations. Backlit in the evenings, the screen would emit a variegated or harlequin like pattern nearly 850 feet above the surrounding streets.

EDG Meeting #2: The applicant proposed use of curtain wall articulations and other architectural elements instead of choosing to develop an alternative scheme with a higher more slender tower or with a different roof top shape.

Individualized articulations of the curtain wall for the lower office and the higher residential program components with an outdoor residential amenity space separating them will, according to the architect, endow the building with a distinct upper skyline presence. The suggestion of a faceted wall (p. 12 of the EDG #2 booklet) which shimmers at the upper levels intrigued the Board.

EDG Meeting #1: In order to achieve the guidance provided in A1 above, the Board suggested that the applicant consider building higher and consider other departures, similar to the façade modulation (request # 1 in the booklet), which may enable the lower realms of the complex to have a clearer spatial organization.

The upper reaches of the proposed tower have proportions roughly similar to Rainier Tower, square in plan, with a blunt or flat roof. While the architect conveyed the intention of relating the two towers by this similarity of form, the Board members indicated an interest in a more dramatic shape or expression on the skyline. Seattle towers over 40 floors all possess sculpted shafts and/or interestingly shaped tops.

ARCHITECTURAL EXPRESSION

B1 Respond to the neighborhood context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

Recommendation Meeting: The Board, after reviewing four alternative studies of the terraced east wall, agreed that the applicant's preferred accordion like pleats or folds forming the outer skin of the prevailing scoop met its expectation. The angled metal panels, scattered along the other facades, would fold along with the angled glazing. The pleats and the projecting metal panels would provide a texture beyond that of a smooth slope as illustrated in Study #4.

While commending the revised corner elevations at Fifth and Union, the Board found the applicant's attempt to carve into the tower's southeast corner unsatisfactory as it breaks the

predominant datum line above the two-story retail base. The presence of the southeast scoop pales in contrast to the dramatic lift expressed by the Rainier Tower base.

EDG Meeting #2: The sculptural presence of the Rainier Tower base forms significant voids or negative spaces achieved by its distinct tapering walls. The applicant's design has responded to this unusual form and its suggestion of hollowed spaces by fashioning the proposed tower's large curved or concave wall which represents the proposal's identifying character. The Board referred to this architectural idea as the "major scoop". A series of "minor scoops", forms carved into the structure or curtain wall, adorn the office building in several places---at the northeast corner, at the northwest corner and at the southeast corner facing Rainier Tower.

The major scoop with its accordion-like pleats received a mixed response with the Board members' opinions ranging from opposition to support. At the next meeting, several separate designs and details of the major scoop will need to be developed and presented to the Board. The focus of the efforts must consider the proportionality of the scoop in relationship to the base and tower and its materiality. Development of the scoop should transform the massing from diagrammatic form to a substantive architectural element.

The Board members agreed that the "minor scoops" looked applied and unconvincing. The applicant will need to rethink this idea and present alternatives at the next meeting.

EDG Meeting #1: The desire for a coherent spatial arrangement of the masses at the lower levels or pedestrian realm of the complex corresponds to a second Board interest---that open space, whether private, public or a mix, has an outward presence at or near the streetscape. The applicant could consider the placement of open space at street level as an entry plaza(s) or above the plinth to exert itself in more compelling ways upon the pedestrian experience than the green swaths illustrated (p. 45) in the EDG booklet. Interstitial or negative space introduced by Rainier Tower's idiosyncratic base ought to be complemented by the massing of the new structures. The insertion of new volumes can serve to expand and shape this space into a definable open area. By giving the podium of the Rainier Tower breathing room, the development can celebrate a significant Seattle structure, supplements its visual dynamism and creates a meaningful space that defines the lower realm where the three major buildings meet.

B3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area.: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

Recommendation Meeting: See Board guidance for B-1.

EDG Meeting #2: As mentioned above (B-1), the success of the major scoop is contingent on the elegance of the materials and its proportionality.

EDG Meeting #1: The concavity of Rainier Tower's base provides the design motif for the proposed tower's form. The architect's inversion of the form, a broad base tapering upward to the shaft, creates a visual reference. At the next meeting, the Board would benefit from a clearer understanding of the compelling reasons for the tiered or stepped building mass. Consider beginning the steps or tiers closer to the pedestrian level. The Board noted that this mid-section of the building has little or no engagement with the form that influenced it.

B4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

Recommendation Meeting: The two-story base, composed of storefront glazing, stone at the entries and a grey metal band at its cornice, loses its presence along the Fourth Ave. elevation due to its lower height. The Board directed the applicant to revise the lower façade to achieve a two-story base similar to the Union St. and Fifth Ave. elevations.

The hotel design received considerable praise. With detailing of its facades responding to subtle elements of Rainier Tower, the hotel is both fully resolved as a stand-alone structure while visually engaged with the larger complex. The proposed hotel complements the existing tower but avoids actively flattering it.

EDG Meeting #2: In response to earlier guidance, the architect shifted the hotel mass away from University St. to open up views to Rainier Tower from the west. This move received the Board's endorsement. The hotel height remained the same---no higher than the top of the Rainier Tower's base, which measures 139' at one point.

EDG Meeting #1: The Board observed that the hotel's massing and placement appears separate or detached from the rest of the complex. Further consideration should occur about 1) its location and its effect on view blockage of the base from the west and 2) the lack of visual synergy with Rainier Tower. The Board raised the prospects of a taller, narrower hotel structure or one embedded in the proposed tower similar in intention to the manner in which the residential volume expresses itself in Alternative # 2 as a singular form but within the larger building mass.

THE STREETScape

C1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

Recommendation Meeting: With the elimination of the applique curve, the corner design of Fifth and Union received the Board's praise.

EDG Meeting #2: The streetscape perspectives helped inform the Board of the architect's intent on sculpting the proposed tower at lower levels. See Board guidance in B-1 on the "minor scoops".

EDG Meeting #1: In following meetings, the architect should provide perspectives of the streetscapes that include the massing of Rainier Tower and the proposed towers. As the design for the commercial plinth evolves more information should inform the reader of the retail components.

C2 Design Facades of Many Scales: Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

Recommendation Meeting: The long vertical scoop forming the proposed tower's northwest corner needs to extend to grade. This will heighten its visual drama and create a modest open space or entry plaza at a significant corner. The Board added that this scoop could be eliminated if the revised geometry of the major swoop facing Fifth Ave was found to be satisfactory.

EDG Meeting #2: Given the Board's divided response toward the major scoop (see guidance B-1), articulation of this critical element will continue to receive careful scrutiny. The applicant will need to provide a series of façade studies illuminating alternatives or variations in the steps or accordion-like folds of the tower, focused on its shape, on the fenestration's detailing and on the relationship of opaqueness and transparency. The Board recommended that this evolution of the tower and its analysis be presented as soon as possible.

EDG Meeting #1: During the EDG review process, the focus of the applicant's and the Board's effort is the arrangement of the complex's massing components. The evolution of the facades will be informed by both the parti and urban / building attributes to be revealed in later reviews.

C3 Provide Active — Not Blank — Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.

Recommendation Meeting: The Board indicated its preliminary approval of a partial blank wall along the Fourth Ave hotel street front.

C4 Reinforce Building Entries: To promote pedestrian comfort, safety, and orientation, reinforce building entries.

Recommendation Meeting: Discussion among the Board members focused on the size of the office lobby facing Union St. and whether the reduction in its size would add more retail commercial space along the street frontage. The Board decided to not request reduction in the amount of office lobby fronting Union in part due to the strength of the portal or entry with its stone surround.

C5 Encourage Overhead Weather Protection: Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

Recommendation Meeting: The applicant requested a series of departures from land use code requirements governing overhead weather protection. These requests addressed the location of canopies close to street trees and vehicle entries and altered the height maximums of canopies in other locations. In response, the Board conveyed a strong desire for continuous canopies along the four rights of way. When overhead weather protection extends toward a tree, the Board prefers a shallower canopy in order to establish continuity along the streets and provide pedestrian comfort.

When a canopy's placement needs to exceed the 15 foot height maximum as indicated in the Code, the Board requested that the canopy's depth project further than the maximum amount.

PUBLIC AMENITIES

D1 Provide Inviting & Usable Open Space: Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

Recommendation Meeting: The design of the rooftop above the second floor, which wraps the Rainier Tower's perimeter on the north and west, feels piecemeal according to the Board. It does little to engage the landscaping surrounding the tower and at street level. The size and shape of the skylight above the atrium nearly cuts off the users' ability to circulate within the outdoor area. The landscape gestures forming this outdoor plaza need refinement to produce a sense of place. The Board noted that any new spaces created at the lower levels should be well integrated into the overall landscape design.

The Board questioned the applicant on how the current landscaping surrounding the Rainier Tower base would connect with the new development. Stairs and other features would need to be redesigned. The south wall of the retail space facing Rainier Sq. would also have to be well detailed and presented to the Board.

EDG Meeting #2: The applicant provided a landscape concept for open space above the plinth (See D-3 guidance) including an outdoor plaza on level two at Fourth Ave. and Union St. The applicant also proposed a continuous street edge devoted to entrances and retail instead of a public plaza at-grade. Illustrations of the streetscape show the possibility of outdoor cafes at the southwest (near the hotel) and southeast corners.

EDG Meeting #1: The Board strongly encourages the addition of open space that helps provide visual definition to the complex at street or plinth levels. See the guidance above for B-1.

D2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping— which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

Recommendation Meeting: More effort should be applied to creating a common and interesting landscape language at the entries and the tree pits. Street furniture should be added that complements the landscape design. The Fourth and Union corner plaza provides an opportunity for interesting landscaping and the introduction of street furniture.

EDG Meeting #2: The applicant team provided streetscape perspectives illustrating storefronts possessing generous amounts of glazing and overhead canopies. A landscape concept for the wide sidewalks that ring the block will need to be provided at the next meeting. The dialogue between building and streetscape concept will be an important element of the review at the next meeting.

EDG Meeting #1: The treatment of the sidewalks will be an important future consideration.

D3 Provide Elements That Define the Place: Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

Recommendation Meeting: See Board guidance for D-1.

EDG Meeting #2: The landscape architect’s articulate vision for an upper level open space above the plinth wrapping around the three sides of the hotel and separating the proposed tower from Rainier Tower began to address earlier Board issues regarding the depth and spatial quality of the interstitial space between the three significant masses. These concepts should continue to evolve with greater detail. The open space concept brought forward to the Board and the public would be limited to use by office workers and hotel guests.

EDG Meeting #1: Rainier Tower, particularly its base, provides this distinct and memorable “sense of place” described by the guideline. The design of the complex should support and enhance the base as a distinct object by providing good sightlines to it and by allowing the massing of the tower and hotel, particularly at the lower levels, to be informed by the sculptural attributes of the podium. As stated in an earlier guidance by the Board, the three major masses and the retail podium should visually communicate with one another. The negative space or interstitial areas ought to be as definable as the surrounding masses.

D4 Provide Appropriate Signage: Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

Recommendation Meeting: The Board requested a signage concept plan along with elevations showing the location of signs at the office and retail base.

The Board added that signage should not cover the piers that form the hotel.

EDG Meeting #2: In later stages of the review process, the Board will evaluate the applicant's signage concept.

EDG Meeting #1: In later stages of the review process, the Board will evaluate the applicant's signage concept.

D5 Provide Adequate Lighting: To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

Recommendation Meeting: Provide special lighting at the hotel entry to enhance the sense of entry.

EDG Meeting #2: Development and review of a lighting concept plan will occur during later stages of the review process.

EDG Meeting #1: Development and review of a lighting concept plan will occur during later stages of the review process.

D6 Design for Personal Safety & Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.

VEHICULAR ACCESS AND PARKING

E1 Minimize Curb Cut Impacts: Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

Recommendation Meeting: The proposed design would now allow ingress and egress on Union St and egress only on University.

EDG Meeting #2: The idea of vehicular ingress on Union and egress on University has not changed since the earlier meeting. (Staff note: the development team has since noted that Union St may likely have ingress and egress.)

EDG Meeting #1: The development proposal, limiting the number of vehicular access points to two, received the Board's endorsement. Due to the lack of an alley, Union and University streets would serve as ingress and egress respectively. See guidance for E3.

E2 Integrate Parking Facilities: Minimize the visual impact of parking by integrating parking facilities with surrounding development. Incorporate architectural treatments or suitable

landscaping to provide for the safety and comfort of people using the facility as well as those walking by.

E3 Minimize the Presence of Service Areas: Locate service areas for trash dumpsters, loading docks, mechanical equipment, and the like away from the street front where possible. Screen from view those elements which for programmatic reasons cannot be located away from the street front.

Recommendation Meeting: The Board discussed the departure request for seven smaller loading berths and indicated its inclination to approve it.

EDG Meeting #2: No further guidance was provided at this time.

EDG Meeting #1: Since service access and loading as well as tenant vehicular access and parking occur in the same area, minimize or eliminate potential conflicts that may arise among users. As the programming of the building evolves provide additional information in the MUP plans.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) are based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

The Board received an extensive series of departure requests. These can be grouped under five headings covering façade modulation, dimensions of loading berths, overhead weather protection, façade height, façade setback and street level use requirements.

1. **Façade Modulation** (SMC 23.49.058B). The applicant requests dimensions that exceed the maximum length of un-modulated façade within 15' of the property line. Departures are requested for 10,962 cubic yards and 16,700 cubic yards along 4th Ave and Union St respectively.

The Board indicated its desire to see a better relationship between the proposed tower and the existing Rainier Tower. See guidance for A1, B1 and D1. The potential of approving the departure requests will depend upon the creation of a more elegant tower that resolves its massing along Fifth Ave.

2. **Standards for Loading Berths** (SMC 23.54.035C). The applicant requests departures for a dimensional change of seven loading berths (out of 14 required) resulting in these berths being a range of five to 15 feet shorter than the code allows.

The Board noted its inclination to accept the smaller loading berths.

3. **Overhead Weather Protection** (SMC 23.49.018). The applicant seeks the elimination of continuous canopies at specific locations on Union and University Streets and the ability to exceed the height limit for canopies on Fourth and Fifth Avenues.

The Board stated that it expects continuous canopies along all the elevations. However, canopies located near street trees may have a shallower depth in order to accommodate the trees. If a canopy needs to exceed the code prescribed maximum height, the canopy should have a greater depth than code allowance to ensure adequate cover for pedestrians.

4. **Street Face, Landscaping and Street Setback** (SMC 23.49.056). The applicant asks that portions of the façades on all four perimeter streets exceed the allowable setback; that a portion of the Fifth Ave façade is less than the minimum 35 feet above the adjacent sidewalk, that a portion of the façade on Fourth Ave exceeds limits on blank facades.

The Board provided the following direction.

Union St setback request: The Board indicated its preliminary acceptance of a greater setback to allow for a grand office entrance.

Fifth Ave façade height and setback: Revisions to the Fifth Ave street front will require adjustments to how the building interfaces with the Rainier Tower plaza. The two buildings need to interact with one another in a visually and programmatically coherent manner.

Fourth Ave. See Board guidance B4 for revisions to the base along Fourth Ave.

University St. The Board sought revisions to the hotel outdoor amenity space in order for it to more fully engage with Rainier Tower. Having requested the setback for the hotel along University St., the Board would likely recommend approval for the setback that exceeds the code requirement.

5. **Street-Level Use** (SMC 23.49.009). The applicant requests for less than the required 75 percent street level retail use on Union St, University St and Fifth Ave.

The Board stated that the applicant should adjust the design to make the Rainier Tower plaza more coherent with the proposed tower scheme. The Board members also wanted the outdoor amenity space at the hotel to better engage with Rainier Tower.

BOARD DIRECTION

At the conclusion of the Initial Recommendation meeting, the Board recommended that the project return for a second Recommendation meeting.

Along with plans, elevations and perspectives of the complex, the applicant should provide cross sections of the buildings and especially the market place. This will help the Board ascertain the size and efficacy of the skylight as well as the dynamics of this space.